

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
04-335	FAZE CORPORATION
04-410	GERMAN & ISABEL GONZALEZ

APPLICANT: FAZE CORPORATION

- (1) SPECIAL EXCEPTION to permit a multi-family apartment development in the BU-1A district.
- (2) Applicant is requesting to permit a landscape buffer with a minimum width of 3'8" along the interior side (north) property line (5' required between dissimilar land uses).
- (3) Applicant is requesting to permit a 6' high chain link fence with landscaping (5' high masonry wall required) where a BU zone abuts a residential zone along the interior side (south) and rear (east) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #3 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed 64 Unit Residential Project," as prepared by Emilio Jose Agrenot, P. A., consisting of 11 sheets dated 2/16/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "F", WAYCAR SUBDIVISION 2ND ADDITION, Plat book 155, Page 39, together with: Tract "G", WAYCAR SUBDIVISION 3RD ADDITION, Plat book 155, Page 94.

LOCATION: Lying east of N.W. 75 Place & 200' south of N.W. 186 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.93 Acres

PRESENT ZONING: BU-1A (Business – Limited)

HEARING NO. 05-5-CZ5-2 (04-410)

11-52-39
Council Area 5
Comm. Dist. 12

APPLICANT: GERMAN & ISABEL GONZALEZ

Applicant is requesting to permit a parcel of land with a frontage of 150.13' (200' required) and a lot area of 1.01 gross acres (5 gross acres required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A survey is on file and may be examined in the Zoning Department entitled "Boundary Survey," as prepared by Miguel Espinosa, Land Surveying, Inc., consisting of one sheet dated 10/24/04.

SUBJECT PROPERTY: The south 150' of Tract 48, of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION, NO. 1, in the SW ¼ of Section 11, Township 52 South, Range 39 East, Plat book 2, Page 17; less the east 1,025' thereof, subject to a road right-of-way over the west 40' thereof.

LOCATION: Lying east of N.W. 137 Avenue and 150' south of N.W. 178 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 150.13' x 253.22'

PRESENT ZONING: AU (Agricultural – Residential)